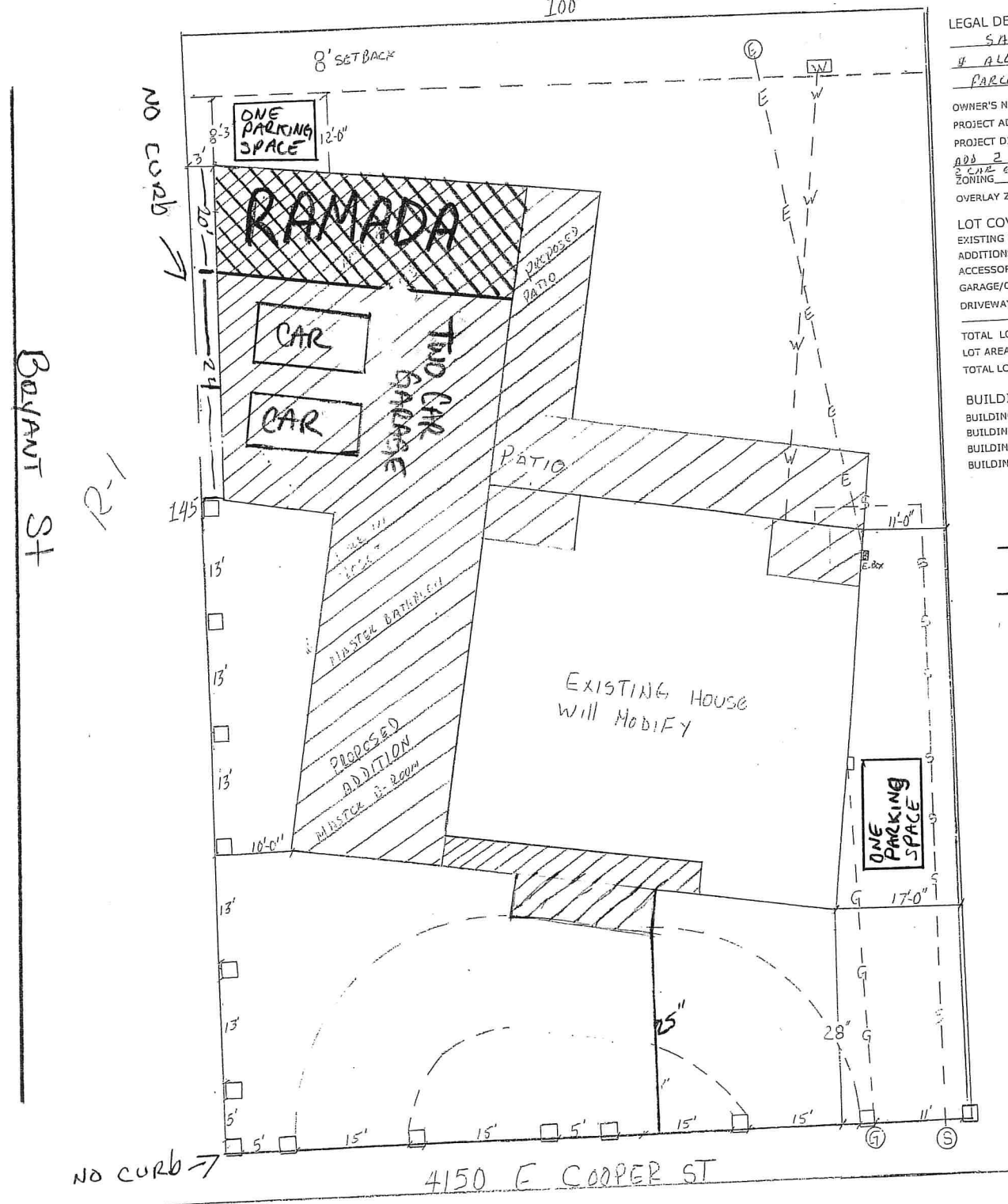


R-1

100'



LEGAL DESCRIPTION
 SAN CLEMENTE E 20' LOT 2
 & ALL LOT 1 BLK 6
 PARCEL # 126-16-1410

OWNER'S NAME
 PROJECT ADDRESS 4150 E COOPER ST
 PROJECT DESCRIPTION MODIFY EXISTING HOUSE,
 ADD 2 BEDROOMS, ADD 3 FULL BATHS, 2 1/2 BATH
 2 CAR GARAGE, RAMP & PORCH
 ZONING SECTION T, R, R

OVERLAY ZONES

LOT COVERAGE CALCULATIONS
 EXISTING DWELLING = 2,940 sq ft
 ADDITIONS = 2,220 sq ft
 ACCESSORY STRUCTURES = 704 sq ft
 GARAGE/CARPORT = 476 sq ft
 DRIVEWAY/VEHICULAR USE AREA = 476 sq ft
 TOTAL LOT COVERAGE = 6,816 sq ft
 LOT AREA (LOT SIZE) = 14,500 sq ft
 TOTAL LOT COVERAGE + BY LOT AREA = 47 %

BUILDING ELEVATIONS
 BUILDING HEIGHT NORTH SIDE =
 BUILDING HEIGHT SOUTH SIDE =
 BUILDING HEIGHT WEST SIDE =
 BUILDING HEIGHT EAST SIDE =

ZONING

- 4 PARKING SPACES
 - 6 BEDROOMS

LEGEND

- PROPERTY LINE
- PROPERTY SETBACKS
- EASEMENT
- WATER LINE
- ELECTRICAL SERVICE
- SEWER/SEPTIC LINE
- 6" CMU WALL

SCHEDULE OF DRAWINGS

- 1 Title Sheet / Site plan
- 2 Foundation Plan/ Framing Details
- 3 Floor Plan
- 4 Elevations
- 5 Framing Plan
- 6 Framing Details
- 7 Mechanical Plan
- 8 Plumbing Plan
- 9 Electrical Plan and Schedule
- 10 Electrical Notes
- 11 General Structural Notes
- 12 Plumbing Isometric

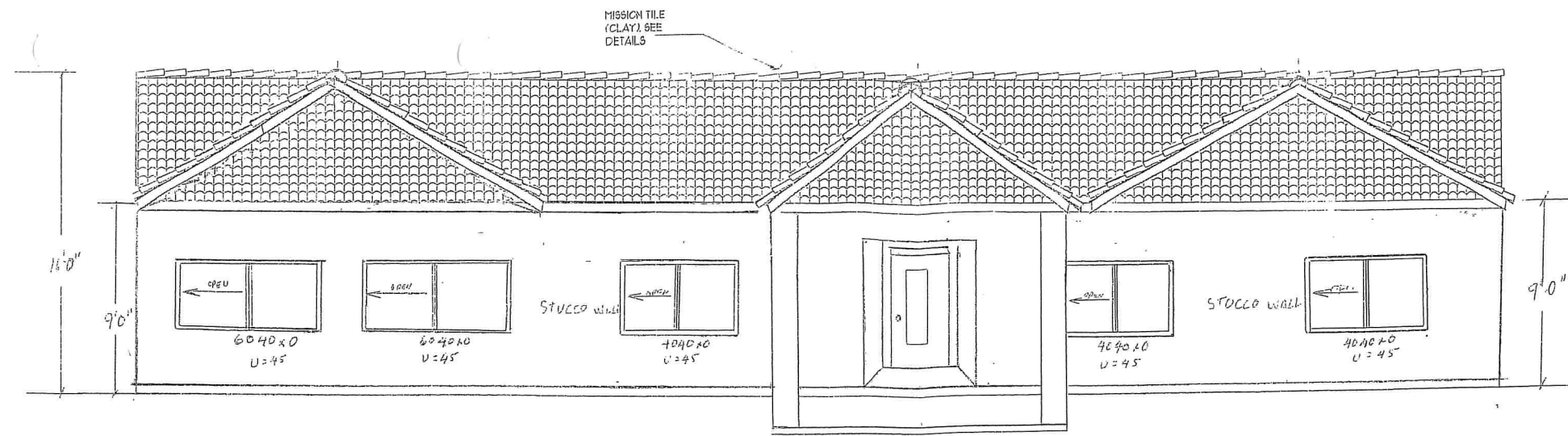
GRADING NOTES:

CITY OF TUCSON

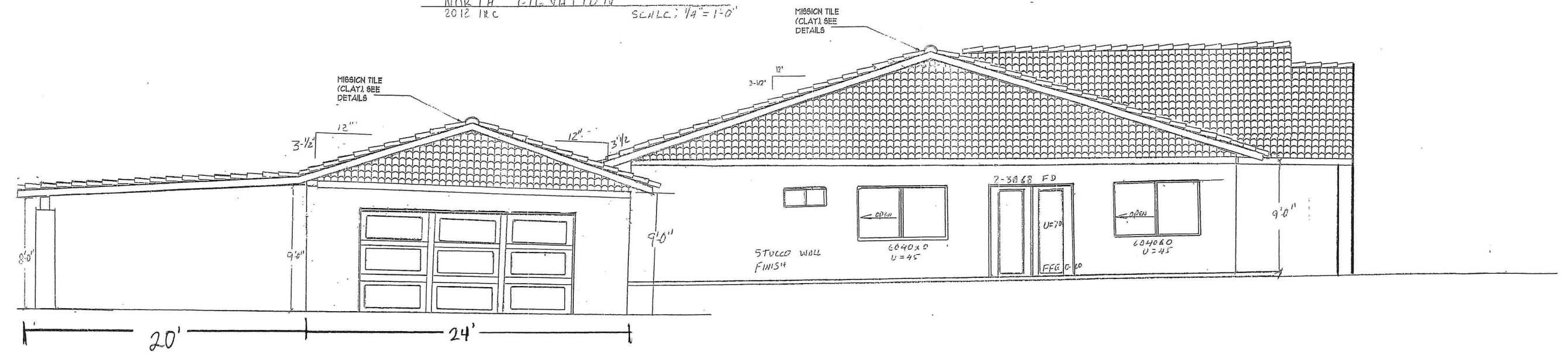
1. GRADING LIMITS SHALL BE STAKED PRIOR TO CONSTRUCTION.
2. SLOPES AT 3H : 1V OR LESS SHALL BE REVEGETATED.
3. SLOPES GREATER THAN 3H : 1V BUT LESS THAN 12H : 1V SHALL BE RIP-RAPPED AND INSTALLED BY APPROVED METHODS AS STATED IN DEVELOPMENT STANDARD 9-04.3.3.
4. SLOPES GREATER THAN 15V : 1H SHALL REQUIRE MECHANICALLY STABILIZED EARTH OR RETAINING WALLS.
5. ALL UTILITY TRENCHES AND/OR LEACH FIELDS SHALL BE RESTORED AND REVEGETATED.
6. TOP/BOTTOM OF CUT/FILL SLOPES MUST BE A MIN. OF 2'-0" FROM ANY PROPERTY LINE.
7. APPROVED DUST CONTROL METHODS MUST BE MAINTAINED DURING GRADING AND UNTIL REVEGETATION/STABILIZATION HAS TAKEN PLACE.
8. EXIST. TREES W/ 4" OR GREATER TRUNK AND CACTI OUTSIDE OF THE GRADING LIMITS WILL BE PRESERVED IN THEIR ORIGINAL LOCATIONS. WITHIN THE GRADING LIMITS, TREES GREATER THAN 1" IN DBH AND CACTI WILL BE RELOCATED TO AREAS REQUIRING REVEGETATION, WHENEVER POSSIBLE.
9. AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AND/OR RIP-RAPPED IN ACCORDANCE W/ COT DEVELOPMENT STD. 9-04.3.2 AND 3.3.
10. ALL PLANTS USED IN REVEGETATION MUST BE THE SAME AS THE NATIVE VEGETATION ON THE SITE OR ANY ADJACENT SITE PRIOR TO GRADING OR CLEARING.
11. TREES USED FOR REVEGETATION SHALL BE A MIN. SIZE OF 15 GAL. AND CACTI SHOULD BE LARGE SPECIMENS. NEW PLANTS WILL BE PLACED AT THE SAME VEGETATION DENSITY FOUND ON THE SITE PRIOR TO ANY CLEARING, GRUBBING OR GRADING.
12. SEEDS FOR TREES, SHRUBS AND GRASSES WILL BE PLANTED W/ A DENSITY ADEQUATE TO CONTROL EROSION AND INSTALLED BY APPROVED METHODS AS STATED IN DEVELOPMENT STANDARD 9-04.3.2.3.5.
13. A TEMPORARY WATERING SYSTEM SHALL BE INSTALLED UNTIL REVEGETATED MATERIALS ARE ESTABLISHED.
14. ALL PROPOSED SITE WORK, INCLUDING GRADING WILL COMPLY WITH THE DEVELOPMENT STANDARD 9-04.0.
15. ALL EXPOSED EXTERIOR WALLS AND ROOFS OF STRUCTURES, RETAINING WALLS AND ACCESSORY STRUCTURES, EXCEPT SATELLITE DISHES, MUST BE EARTH TONE IN COLOR AND WILL BLEND WITH THE PREDOMINANT NATURAL COLORS FOUND ON THE LOT. SATELLITE DISHES MAY BE BLACK - WHITE IS NOT PERMITTED.

↓ PLOT PLAN
 2012 IRC SCALE: 1" = 10'-0"

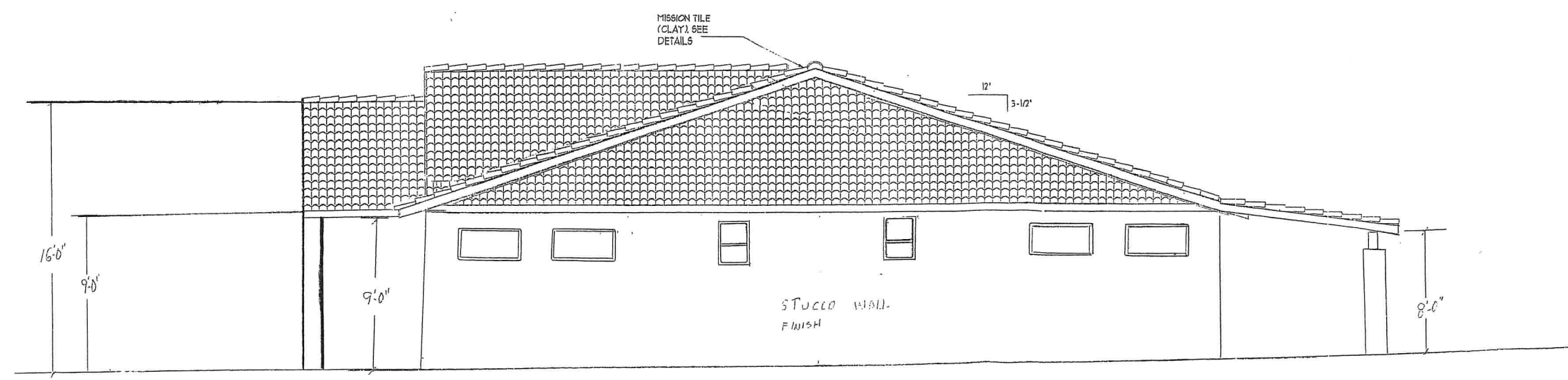
BoA Reg
 AD 1/17/18
 C 9-14-18



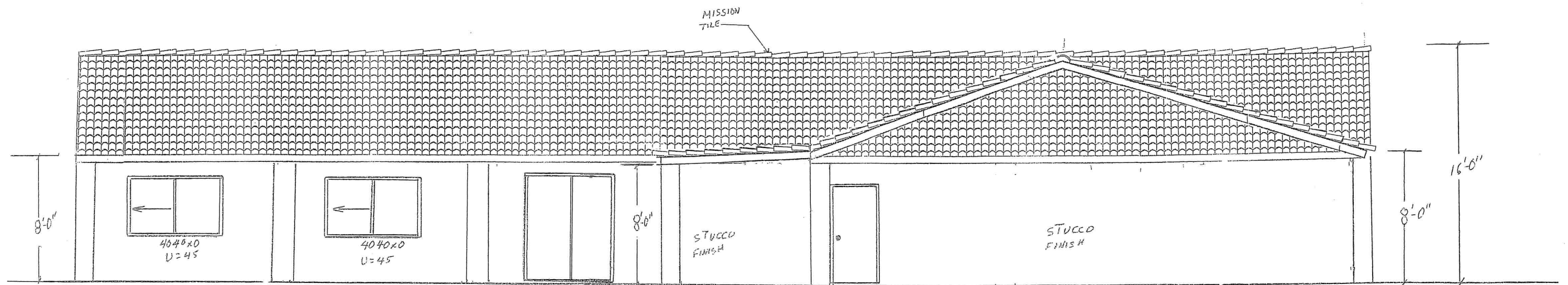
NORTH ELEVATION
2012 IRC SCALE: 1/4"=1'-0"



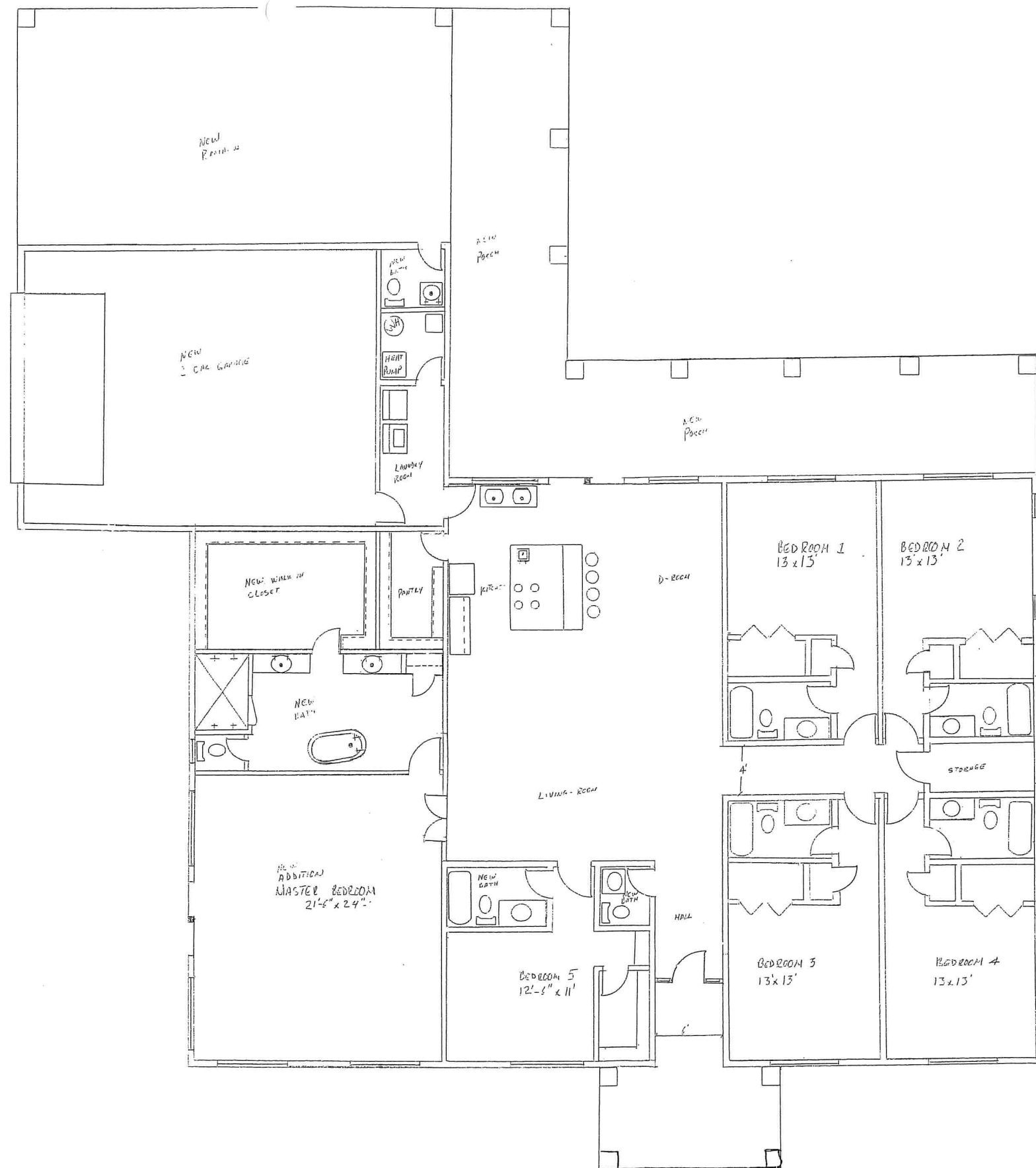
EAST ELEVATION
2012 IRC SCALE: 1/4"=1'-0"



WEST ELEVATION
2012 IRC SCALE: 1/4"=1'-0"



SOUTH ELEVATION
2012 ILC SCALE: 1/4"=1'-0"



FLOOR PLAN
2012 REC SCALE: 1/4" = 1'-0"